

## SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

DPMC NUMBER: A1296-00  
Generator Replacements  
Richard J. Hughes Justice Complex  
Trenton, Mercer County, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ELECTRICAL ENGINEERING FIRM AND CONSULTING TEAM WITH THE OBJECTIVE TO REMOVE AND REPLACE THE EXISTING GENERATORS AND ASSOCIATED CONTROLS THAT PROVIDE BACKUP POWER, FIRE PROTECTION AND SECURITY TO THE RICHARD J. HUGHES JUSTICE COMPLEX IN TRENTON, NEW JERSEY.

THE RICHARD J. HUGHES JUSTICE COMPLEX IS A 1,080,000 SQUARE FOOT STEEL AND MASONRY BUILDING THAT WAS CONSTRUCTED IN 1982. FLOOR 1 THROUGH 8 IS OFFICE SPACE THAT HOUSES THE THREE BRANCHES OF STATE GOVERNMENT INCLUDING THE JUDICIARY, PUBLIC ADVOCATE, AND LAW & PUBLIC SAFETY. FLOOR 9 IS THE MECHANICAL PENTHOUSE WHERE THE GENERATOR ROOM IS LOCATED. LEVEL P-1 IS THE STREET LEVEL WHERE THE FUEL OIL PUMPS ARE LOCATED. LEVEL P-2, THE LOWEST LEVEL, IS THE PARKING GARAGE AND MECHANICAL/ELECTRICAL EQUIPMENT AREA. IT IS CLASSIFIED AS BUSINESS/ASSEMBLY-3 USE GROUP AND TYPE 1-B CONSTRUCTION. FUEL OIL FOR THE GENERATORS IS SUPPLIED BY AN UNDERGROUND TANK AND PUMPED UP TO THE DAY TANK ON THE PENTHOUSE LEVEL BY PUMPS ON THE P-1 LEVEL.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002) WITH A DOLLAR RATING OF \$10 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025) AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

### **\*ATTENTION SPECIAL DELIVERY INSTRUCTIONS\***

**PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B) ARE DUE TO DPMC NO LATER THAN 2:00 P.M., SEPTEMBER 24, 2020 AND SHALL BE SUBMITTED TO WILLIAM MAHAN, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, VIA EMAIL TO THE FOLLOWING EMAIL ADDRESSES:**

**[WILLIAM.MAHAN@TREAS.NJ.GOV](mailto:WILLIAM.MAHAN@TREAS.NJ.GOV) & [JENNIFER.ROSNER@TREAS.NJ.GOV](mailto:JENNIFER.ROSNER@TREAS.NJ.GOV). DO NOT INCLUDE ANYONE ELSE ON THE EMAIL. HARD COPIES WILL NOT BE ACCEPTED. SUBMISSIONS RECEIVED AFTER 2:00 P.M., SEPTEMBER 24, 2020 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ELECTRICAL ENGINEERING WITH A DOLLAR RATING OF \$10 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ELECTRICAL ENGINEERING WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$10 MILLION OR GREATER.**

**PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.**

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY SEPTEMBER 24, 2020. PLEASE VISIT THE DPMC WEBSITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC) TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 777-4561.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD S. FLODMAND, DEPUTY DIRECTOR  
CONTRACTS & PROCUREMENT  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION  
STATE OF NEW JERSEY  
P.O. BOX 034  
TRENTON, NJ 08625-0034